117.0	0004	0010.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	704,900 /	704,900
USE VALUE:	704,900 /	704,900
ASSESSED:	704,900 /	704,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		STEEP ROCK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLIVIERI JULIE M
Owner 2:	
Owner 3:	
Street 1:	11 STEEP ROCK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OLIVIERI JULIE & -
Owner 2:	GILLIS NOEL -
Street 1:	11 STEEP ROCK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .425 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1963, having primarily Wood Shingle Exterior and 1616 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	18526.000	213,100		491,800	704,900
Total Card	0.425	213,100		491,800	704,900
Total Parcel	0.425	213,100		491,800	704,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.20 | /Parcel: 436.20

Legal Description

User Acct
75689
GIS Ref
GIS Ref
Insp Date
02/13/14

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 117.0-0004-0010.A

!9125!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	213,100	0	18,526.	491,800	704,900		Year end	12/23/2021
2021	101	FV	205,900	0	18,526.	491,800	697,700		Year End Roll	12/10/2020
2020	101	FV	205,800	0	18,526.	491,800	697,600	697,600	Year End Roll	12/18/2019
2019	101	FV	187,600	0	18,526.	484,800	672,400	672,400	Year End Roll	1/3/2019
2018	101	FV	187,600	0	18,526.	372,400	560,000	560,000	Year End Roll	12/20/2017
2017	101	FV	187,600	0	18,526.	351,300	538,900	538,900	Year End Roll	1/3/2017
2016	101	FV	187,600	0	18,526.	323,200	510,800	510,800	Year End	1/4/2016
2015	101	FV	189,300	0	18,526.	302,100	491,400	491,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:31:06

LAST REV

Date	Time
01/18/17	12:59:58
ekelly	

USER DEFINED

Prior Id # 1:	75689
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9125

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLIVIERI JULIE	68627-316		12/20/2016	Convenience	1	No	No		
UTTARO RAYMOND	62665-352		9/20/2013	Change>Sale	479,000	No	No		
UTTARO JOSEPH C	46280-108		10/14/2005	Family	1	No	No		
UTTARO JOSEPH/M	27954-598		12/9/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2013	1787	Redo Kit	15,700	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/13/2014	Meas/Inspect	PC	PHIL C
11/26/2008	Meas/Inspect	163	PATRIOT
4/13/2000	Inspected	263	PATRIOT
2/10/2000	Measured	264	PATRIOT
8/30/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18526		Sq. Ft.	Site		0	70.	0.38	6			Ledge	-20	Topo	-10			491,795						491,800	

Total AC/HA:	0.42530	Total SF/SM:	18526	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	491,795	Spl Credit		Total:	491,800

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	12 - Board & Bat	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	136.350
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	289557
Depreciation:	76443
Depreciated Total:	213114

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

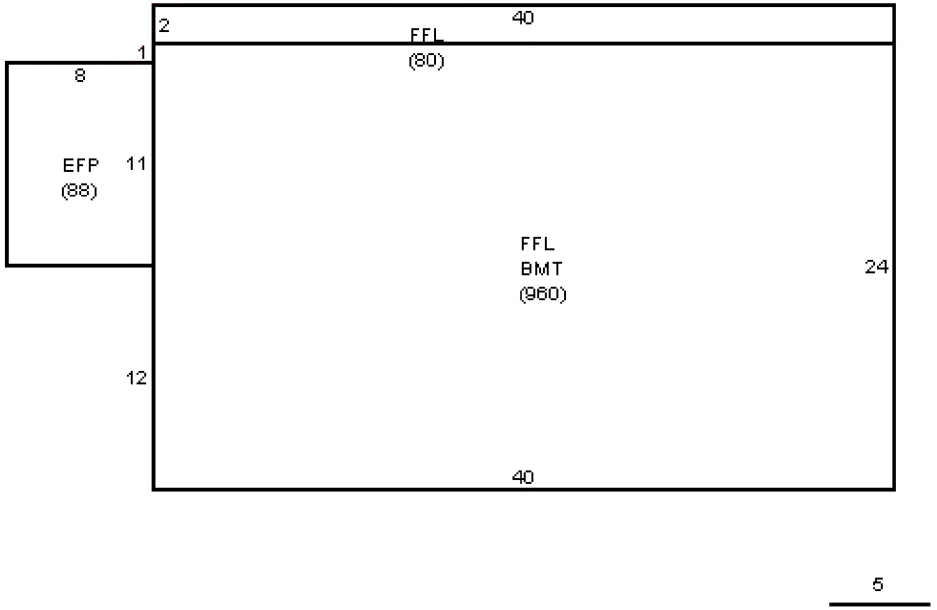
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	136.35
Special Features:	0	Val/Su Net:	102.06
Final Total:	213100	Val/Su SzAd	204.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,040	136.350	141,804
BMT	Basement	960	56.860	54,584
EFP	Enclos Porch	88	58.740	5,169
	Net Sketched Area:	2,088	Total:	201,557
Size Ad	1040	Gross Area	2088	FinArea 1616

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0004-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc